



41 Birch Hill Road, Clehonger, Hereford, HR2 9RF



**Sunderlands**  
Residential Rural Commercial



**41 Birch Hill Road  
Clehonger  
Hereford  
HR2 9RF**

### Summary of Features

- Detached bungalow
- Three bedrooms
- Popular residential village location
- Landscape gardens, garage and ample parking
- Spacious/flexible accommodation
- No onward chain

**Price Guide £325,000**

Set in the charming village of Clehonger, Birch Hill Road presents a delightful opportunity to acquire a detached bungalow that epitomises comfortable living. This well-appointed property boasts three spacious bedrooms, making it ideal for families or those seeking extra room for guests or a home office. The bungalow features a generous reception room, providing a welcoming space for relaxation and entertaining. One of the standout features of this home is its beautiful landscaped gardens, which offer a serene outdoor retreat, perfect for enjoying the tranquil surroundings. The property also benefits from ample parking, accommodating up to three vehicles, along with a garage for additional storage or secure parking. With no onward chain, this property is ready for you to move in and make it your own.

#### Location

This detached bungalow is pleasantly located in the popular village of Clehonger, close to the historic Golden Valley, between the cathedral city of Hereford (4 miles) and the market town of Hay-on-Wye (17 miles). Within the village there is a church, public house, village hall, local convenience store, bus service and primary school. In nearby Kingstone there is also a doctors surgery, a further primary school and secondary school.

#### Accommodation

The well presented accommodation comprises: Entrance hall, living/dining room, conservatory, kitchen, shower room and three bedrooms.

#### Entrance hall & WC

The entrance hall leads you into the heart of the home, offering a welcoming space to kick off your shoes and hang coats. A practical storage cupboard provides extra convenience, while a WC is neatly fitted with a low-level toilet and wash hand basin.

#### Living/dining room

The living/dining room is undoubtedly a standout feature of this property, offering a generous open-plan space perfect for both relaxing and entertaining. Its expansive layout easily accommodates large furniture, creating a comfortable and versatile environment suited to a variety of lifestyles. At the heart of the living area is a central gas fire with an elegant stone surround, providing a warm and inviting focal point. Natural light floods the room through wide sliding patio doors, which not only brighten the space but also offer seamless access to the garden—ideal for indoor-outdoor living

and summer gatherings. Double doors connect the living/dining area to the conservatory. Meanwhile, in the dining area, a convenient serving hatch links directly to the kitchen.

#### Conservatory

The conservatory serves as a seamless transition between the indoor accommodation and the garden, providing a light-filled, sheltered space to relax while enjoying uninterrupted views of the beautiful outdoor landscape.

#### Kitchen

The kitchen features a coordinated set of base and wall-mounted units with matching work surfaces. It includes tiled walls, a sink unit with a mixer tap, a four-ring electric hob with an extractor fan above, and a double electric oven. There's space for white goods, and a part-glazed door and window to the side providing natural light.

#### Shower room

The shower room has been recently updated to create a modern wet room, now featuring a walk-in shower area, a low-level WC, and a wash hand basin. Additionally, two obscure-glass windows to the side aspect provide natural light while maintaining privacy.

#### Bedroom one

A double bedroom bedroom with front aspect window and space for free standing furniture.

#### Bedroom two

Another double bedroom with front aspect window and built in wardrobes.

#### Bedroom three

A compact single bedroom, which could be used as a study/office. Side aspect window.

#### Outside

At the front of the property, there is a spacious lawn complemented by a gravel pathway, well-maintained flowerbeds, and borders featuring a variety of mature trees, shrubs, and bushes. A tarmac driveway provides generous off-road parking and leads to the garage, which features vehicular access doors at both ends, strip lighting, power points, a fuse box, and convenient eye-level storage cupboards. The rear garden includes a paved patio offering ample seating space. A step leads to a pathway that extends into a further lawned garden





area, which also benefits from an additional paved seating space, a pergola, flower borders, mature planting, and peaceful surroundings. There is side access connecting the rear and front gardens, along with an outside tap and lighting for added convenience.

### Services

We understand mains water, electric, gas and drainage are connected to the property.

Herefordshire Council Tax Band - E

Tenure - Freehold

### Directions

From Hereford proceed on the A465 Abergavenny Road, after 0.8 miles turn right onto the B4349, signposted for Clehonger. In just under two miles turn left onto Birch Hill Road where the property will be located on the left-hand side past the local shop.

### Anti Money Laundering

The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.



## Ground Floor

Approx. 123.1 sq. metres (1324.9 sq. feet)



## Sunderlands

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.